

ORDINANCE NO. 020523-Z-19

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY GENERALLY KNOWN AS THE PATTERSON (JOHN M.) HOUSE LOCATED AT 604 EAST 47TH STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO FAMILY RESIDENCE-HISTORIC (SF-3-H) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from family residence (SF-3) district to family residence-historic (SF-3-H) combining district on the property described in File C14H-02-0003, as follows:

A 0.714 acre tract of land, more or less, out of the James P. Wallace League, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

generally known as the Patterson (John M.) House, locally known as 604 East 47th Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 3. This ordinance takes effect on June 3, 2002.

PASSED AND APPROVED

_____, May 23, 2002

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Gustavo L. Garcia

Gustavo L. Garcia
Mayor

APPROVED:

Sedora Jefferson
Sedora Jefferson
City Attorney

ATTEST:

Shirley A. Brown
Shirley A. Brown
City Clerk

"EXHIBIT A"

FIELD NOTES DESCRIBING 0.714 OF AN ACRE OF LAND, MORE OR LESS, A PART OF THE JAMES P. WALLACE LEAGUE, AUSTIN, TRAVIS COUNTY, TEXAS, SITUATED IN PATTERSON HEIGHTS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, OF RECORD IN BOOK 4, PAGE 221, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A WARRANTY DEED OF RECORD IN VOLUME 8528, PAGE 396, DEED RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{3}{4}$ " iron pipe found in the north right-of-way line of East 47th Street, which said beginning point is South 59°28'08" East, 17.00 feet from the Southeast corner of Lot 1, Block C, Patterson Heights also being the most southerly corner of the Martinez Tract described in Volume 2754, Page 1, Deed Records of Travis County, Texas;

THENCE along the southerly line of the Martinez Tract, North 30°27'00" East, 100.02 feet to a $\frac{1}{2}$ " iron rod set for an interior corner hereof;

THENCE North 59°39'00" West, 17.00 feet to a $\frac{1}{2}$ " iron rod set in the east line of Lot 1, Block C, Patterson Heights Subdivision for an interior corner hereof;

THENCE along the east line of Lot 1 and Lot 7, Block C, Patterson Heights, North 30°27'01" East, 71.45 feet a $\frac{1}{2}$ " iron pipe found at the southwest corner of Lot 8, Block C, Patterson Heights Subdivision for the northwest corner hereof;

THENCE along the South line of Lots 8, 9, and 10, Block C, Patterson Heights, South 59°23'26" East, 180.00 feet to a $\frac{1}{2}$ " iron pipe found at the southeast corner of Lot 10, Block C, Patterson Heights for an angle point hereof;

THENCE along the South line of Lot 11, Block C, Patterson Heights, South 67°58'04" East, 11.19 feet to a $\frac{3}{4}$ " iron pipe found for the northeasterly corner hereof;

THENCE along the west lines of Lot 13 and Lot 14, Block C, Patterson Heights, South 30°19' 59" West, 172.82 to a $\frac{1}{2}$ " iron rod found in the north r-o-w line of East 47th Street for the Southeast corner hereof

THENCE along the north line of East 47th Street, North 59°28'08" West, 174.49 feet to the PLACE OF BEGINNING, and containing 0.714 of an acre of land, more or less.

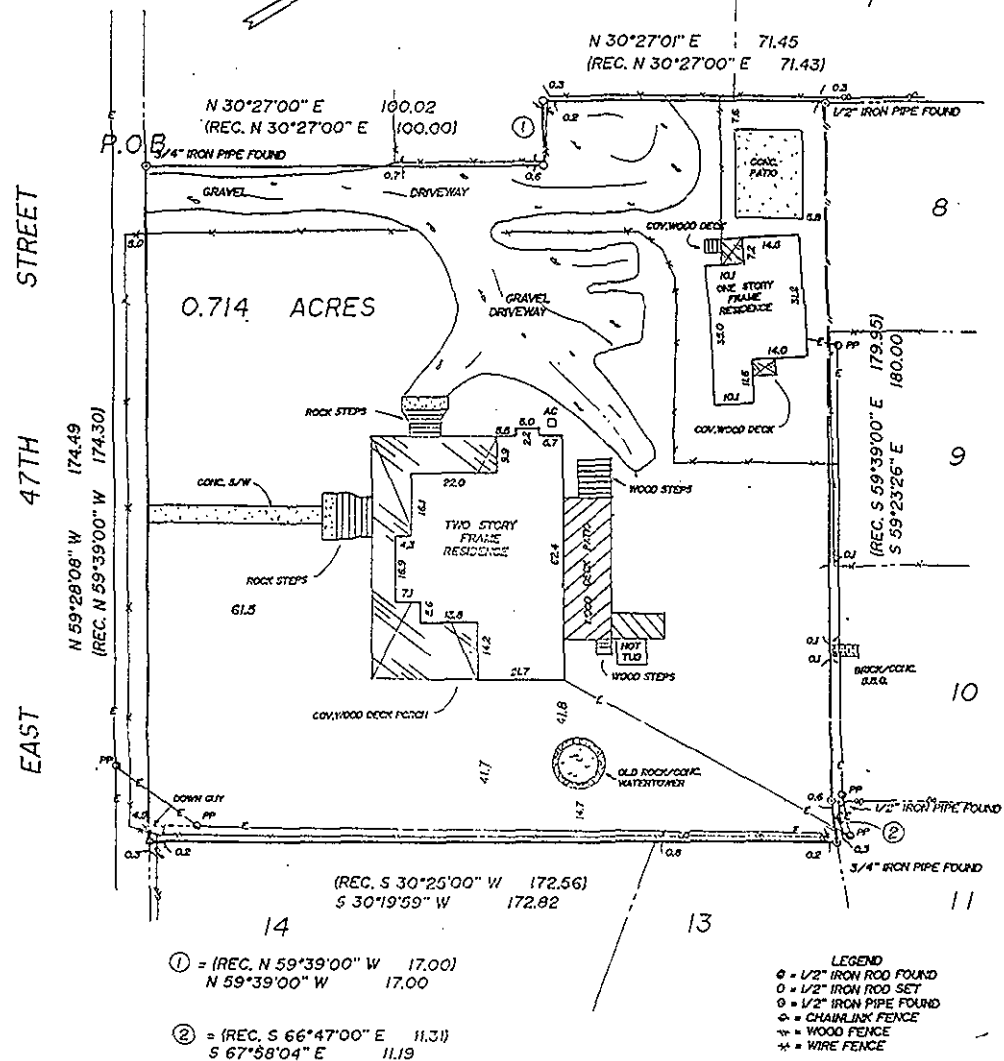
FIELD NOTES ONLY TO BE USED WITH ATTACHED SURVEY
BG0226798
3/23/98



BS

[Signature]

PETE DOMINGUEZ (V. 2754) MARTINEZ JR. (P. 0001)



LOT NO. _____ BLOCK NO. _____ BEING 0.714 AC. OF LAND SITUATED IN PATTERSON HEIGHTS
(SEE EXHIBIT "A")

SECTION _____ UNIT _____ PHASE _____ 221

COUNTY TRAVIS STATE OF TEXAS 604 EAST 47TH STREET

CITY AUSTIN TX. REFERENCE NAME JAMES M. STRICKLAND & WIFE BARBARA STRICKLAND

B & G Surveying, Inc.

Victor M. Garza R.P.L.S.

Office: 512-458-1009
Fax: 512-458-9845

1404 West North Loop Blvd.
Austin, Texas 78750



Subject property DOES NOT
lie within the 100 year flood plain area
and has a Flood Insurance Rate Map
shown on the Flood Insurance Rate Map
Community No. 480264
Panel 0162 E
dated 6/16/95
This certification is for insurance
purposes only and is not a guarantee
that this property will or will not flood

TO THE LIENHOLDER AND/OR OWNERS OF THE PROPERTY SURVEYED AND TO





AUSTIN TITLE COMPANY
LAWYERS TITLE INSURANCE CORPORATION

I do hereby certify that this survey was this day made on the
ground of the property fully described herein and that there
are no boundary line disputes, encroachments, overlapping of
improvements, or other matters shown herein, except as shown herein,
and certifies only to the true location and dimensions shown on
the referenced title.

DATE 3/4/98
TITLE CO. AUSTIN
G.F. # 98 SF 182420-V
J.O. # BG-02-267-98
SCALE: 1/30

DATE 3/23/98
FIELD WORK 2/23/98, ADAM
CHECK THIS 3/4/98, ALAMO
FINAL CHECK 3/23/98, V.G.
C. B. G. 3/23/98 RGO



 1" = 200'	SUBJECT TRACT 	HISTORIC ZONING <i>EXHIBIT B</i>		CITY GRID REFERENCE NUMBER K26
	PENDING CASE 	CASE #: C14H-02-0003		
	ZONING BOUNDARY 	ADDRESS: 604 E 47TH STREET		
	CASE MGR: B. STOCKLIN	DATE: 02-04		
SUBJECT AREA (acres): 0.714		INTLS: SM		